

IN RE: PETITION FOR VARIANCE
S/S Iroquois Avenue, 500' E of
centerline Lodge Forest Road
15th Election District
7th Councilmanic District
7711 Iroquois Avenue

James Thomas Horan & Carolyn A. Horan
and Duane A. Horan
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 99-439-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a petition for variance filed by the legal owners of the property at 7721 Iroquois Avenue. The subject property is located in the Lodge Forest area of Dundalk. Petitioners are requesting a variance from Section 400.1 to allow a detached accessory structure in the front yard in lieu of the required rear yard. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioners' Exhibit 1.

Appearing at the hearing on behalf of the request was Duane A. Horan. There were no protestants in attendance.

Testimony and evidence indicated that the property, which is the subject of this variance request, consists of 24,684 sq. ft., zoned D.R.5.5. The subject property is improved with a single family residential dwelling. The Petitioners wish to construct a 24 ft. x 36 ft. garage in the front yard of the subject property. The subject property is a waterfront lot situated between Iroquois Avenue and North Point Creek. The Petitioners' dwelling faces towards Iroquois Avenue. Therefore, the garage is proposed to be located in the front yard. In order to proceed with the construction of the garage in the front yard, a variance is necessary.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioners and their property. McLean v. Soley, 270 Md.

COPIES RECEIVED FOR FILING
Date 6/30/99
By R. J. [Signature]

208 (1973). To prove practical difficulty for an area variance, the Petitioners must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether a grant of the variance would do a substantial justice to the applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give sufficient relief; and,
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. Of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the variance is not granted. It has been established that special circumstances or conditions exist that are peculiar to the property which is the subject of this request and that the requirements from which the Petitioners seek relief will unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the relief requested will not cause any injury to the public health, safety or general welfare, and meets the spirit and intent of the B.C.Z.R.

After considering the testimony and evidence offered by Mr. Horan, I find that the variance request to allow the garage to be built in the front yard should be granted. The location selected by Mr. Horan is close to the highest elevation on the property and also would provide the minimum amount of disturbance to the lot in order to construct the garage.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variance requested should be granted.

MAILED RECEIVED FOR FILING

Date 6/30/99

By J.P. Anderson

THEREFORE, IT IS ORDERED this 30th day of June, 1999, by this Deputy Zoning Commissioner, that the Petitioner's request for variance, to allow a detached accessory structure to be located in the front yard in lieu of the rear yard, in accordance with Petitioner's Exhibit No. 1, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at his time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
- 2) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

Timothy M. Kotroco
TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

ORDER RECEIVED FOR FILING
Date 6/30/99
By W.P. Gansner



Baltimore County
Zoning Commissioner

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

June 30, 1999

Mr. Duane A. Horan
7721 Iroquois Avenue
Baltimore, Maryland 21219

Re: Petition for Variance
Case No. 99-439-A
Property: 7721 Iroquois Avenue

Dear Mr. Horan:

Enclosed please find the decision rendered in the above-captioned case. The Petition for Variance has been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy M. Kotroco".

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

Come visit the County's Website at www.co.ba.md.us



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on Recycled Paper



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 7721 IROQUOIS AVE

which is presently zoned DR. S.S

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 400.1 to ALLOW A DETACHED ACCESSORY STRUCTURE IN THE FRONT YARD IN LIEU OF THE REAR YARD IN A RESIDENCE ZONE.

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

- ① TO PUT GARAGE IN BACK OF HOUSE WOULD INCREASE THE AMOUNT OF NON-PERVIOUS SURFACE FOR A LONGER DRIVEWAY. ② PUT MG IN LOWER ELEVATION IN FLOOD PLAIN. ③ CUT OFF ACCESS BY MOTOR VEHICLE TO BACK OF HOUSE

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

JAMES THOMAS HORAN 410-687-6342

CAROLYN A. HORAN

Name - Type or Print

Signature

DUANE A. HORAN

Name - Type or Print

Signature

7721 IROQUOIS AVE. 388-0634

Address

BALTO.

MD.

21219

City

State

Zip Code

Representative to be Contacted:

DUANE A. HORAN

Name

7721 IROQUOIS AVE 410 388-0634

Address

BALTO.

MD.

21219

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 1/2 hr

UNAVAILABLE FOR HEARING

Reviewed By SSA Date SS-99

Case No. 99-439-A

FILED FOR FILING
6/30/99

ZONING DESCRIPTION FOR 7721 IROQUOIS AVE
BEGINNING AT A POINT ON THE SOUTH SIDE OF
IROQUOIS AVE. WHICH IS 20 FEET
WIDE AT THE DISTANCE 500 FEET EAST OF THE
CENTER LINE OF THE NEAREST IMPROVED INTERSECTION STREET
LODGE FOREST RD. WHICH IS 20 FT. WIDE, BEING LOT #
1172-1173, BLOCK --, SECTION # -- IN THE
SUBDIVISION OF LODGE FOREST AS RECORDED
IN BALTIMORE COUNTY PLAT BOOK # 0010 FOLIO # 0076
CONTAINING 24,684.00 SQUARE FEET. ALSO KNOWN AS
7721 IROQUOIS AVE. AND LOCATED IN THE 15TH
ELECTION DISTRICT, 7 COUNCILMANIC DISTRICT

439.

99-439-A

BALTIMORE COUNTY, MARYLAND 439 No. 067372
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

DATE 5-5-99 ACCOUNT 2-001-6150

AMOUNT \$ 50

RECEIVED FROM: _____

FOR: Reg. Util. 50
ETAL 50

DISTRIBUTION
 WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER
5007

99-439-A

CASHIER'S VALIDATION

PAID RECEIPT

MO/LESS ACTUAL TIME
 5/06/1999 5/05/1999 16:35:48
 REF: 1802 CASHIER LSN L25 DRAFTER
 Dept: 5 520 ZONING VERIFICATION
 Receipt # 092004
 CR # 067372
 Receipt Tot 50.00
 .00 OK 50.00 - 09
 Baltimore County, Maryland

Signature: Not an official of Baltimore County. Signature used by other individuals without authority of Baltimore County. Receipts received by individuals without authority of Baltimore County are not valid. Receipts received by individuals without authority of Baltimore County are not valid. Receipts received by individuals without authority of Baltimore County are not valid.

CERTIFICATE OF PUBLICATION

TOWSON, MD., 6-10, 1999

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 6-10, 1999.

THE JEFFERSONIAN,

J. Wilkinson

LEGAL ADVERTISING

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: 99-439-A
7721 Iniquis Avenue
S/S Iniquis Avenue, 500' E of
Catherine Lodge Forest Road
15th Election District
7th Councilmanic District

Legal Owner(s):
James Thomas Horan &
Carolyn A. Horan &
Duane A. Horan

Variance: to allow a detached accessory structure in the front yard in lieu of the rear yard.

Hearing: Friday, June 25, 1999 at 9:00 a.m. in Room 467, County Courts Bldg., 401 Bosley Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are Handicapped Accessible for special accommodations. Please Contact the Zoning Commissioner's Office at (410) 887-4386.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

6/25 June 10 C317841



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

May 27, 1999

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 99-439-A

7721 Iroquois Avenue

S/S Iroquois Avenue, 500' E of centerline Lodge Forest Road

15th Election District – 7th Councilmanic District

Legal Owner: James Thomas Horan & Carolyn A. Horan & Duane A. Horan

Variance to allow a detached accessory structure in the front yard in lieu of the rear yard.

HEARING: Friday, June 25, 1999 at 9:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

c: James & Carolyn & Duane Horan

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY JUNE 10, 1999.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

Come visit the County's Website at www.co.ba.md.us



Printed with Soybean Ink
on Recycled Paper

TO: PATUXENT PUBLISHING COMPANY
June 10, 1999 Issue – Jeffersonian

Please forward billing to:

Duane A. Horan
7721 Iroquois Avenue
Baltimore, MD 21219

410-388-0634

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 99-439-A

7721 Iroquois Avenue

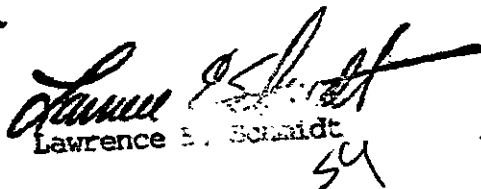
S/S Iroquois Avenue, 500' E of centerline Lodge Forest Road

15th Election District – 7th Councilmanic District

Legal Owner: James Thomas Horan & Carolyn A. Horan & Duane A. Horan

Variance to allow a detached accessory structure in the front yard in lieu of the rear yard.

HEARING: Friday, June 25, 1999 at 9:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighbor property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 99-439-A.

Petitioner: DUANE A. HORAN

Address or Location: 7721 IROQUOIS AVE

PLEASE FORWARD ADVERTISING BILL TO:

Name: DUANE A. HORAN

Address: 7721 IROQUOIS AVE
BALTO. MD. 21219

Telephone Number: (410) 388-0634

RE: PETITION FOR VARIANCE
7721 Iroquois Avenue, S/S Iroquois Ave,
500' E of c/l Lodge Forest Rd
15th Election District, 7th Councilmanic


Legal Owner: James T., Carolyn A., and Duane A. Horan
Petitioner(s)


* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 99-439-A

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.


PETER MAX ZIMMERMAN
People's Counsel for Baltimore County


CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 23rd day of June, 1999 a copy of the foregoing Entry of Appearance was mailed to James T., Carolyn A., and Duane A. Horan, 7721 Iroquois Avenue, Baltimore, MD 21219, Petitioners.


PETER MAX ZIMMERMAN



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

June 18, 1999

Mr. Duane A. Horan
7721 Iroquois Avenue
Baltimore, MD 21219

RE: Case No.: 99-439-A
Petitioner: Horan
Location: 7721 Iroquois Avenue

Dear Mr. Horan:

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM), on May 5, 1999.

The Zoning Advisory Committee (ZAC), which consists of representatives from several Baltimore County approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency.

Very truly yours,


W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:ggs

Enclosures

Come visit the County's Website at www.co.ba.md.us



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BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

Date: June 3, 1999

TO: Arnold Jablon
FROM: R. Bruce Seeley *RBS*
SUBJECT: Zoning Item #439

Carolyn Horan Property - 7721 Iroquois Avenue

Zoning Advisory Committee Meeting of May 24, 1999

- The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.
- The Department of Environmental Protection and Resource Management requests an extension for the review of the above-referenced zoning item to determine the extent to which environmental regulations apply to the site.
- X The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:
 - Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).
 - Development of this property must comply with the Forest Conservation Regulations (Section 14-401 through 14-422 of the Baltimore County Code).
 - X Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director Date: June 1, 1999
Department of Permits & Development
Management

FROM: Robert W. Bowling, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
for June 1, 1999
Item No. 439

The Bureau of Development Plans Review has reviewed the subject zoning item. The property to be developed is located adjacent to tidewater. The Developer is advised that the proper sections of the Baltimore County Building Code must be followed whereby elevation limitations are placed on the lowest floor (including basements) of residential (commercial) development.

In conformance with Federal Flood Insurance requirements, the first floor or basement floor must be at least 1 foot over the flood plain elevation in all construction.

The minimum flood protection elevation is 10 feet for this site. Accessory structures and garages greater than 300 square feet should be located out of the flood plain or elevated to or above the flood protection elevation.

A building permit shall be granted only after necessary permits from the State and Federal agencies have been obtained.

RWB:HJO:jrb

cc: File

ZAC06019.439

Jim
6/25

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits
and Development Management

Date: May 25, 1999

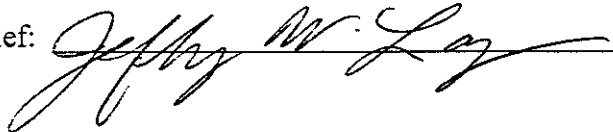
FROM: Arnold F. 'Pat' Keller, III, Director
Office of Planning

SUBJECT: Zoning Advisory Petitions

The Office of Planning has no comment on the following petition (s):
Item No (s): 426, 435, 436, 437, 438, 439, 444, 445, 446, 448 and 455

If there should be any questions or this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 410-887-3480.

Section Chief:



AFK/JL



**Baltimore County
Fire Department**

700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4500

June 1, 1999

Arnold Jablon, Director
Zoning Administration and Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF May 24, 1999

Item No.: See Below

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

426, 434, 435, 436, 437, 438, 439, 444, 445, 446, 447,
448, 449, 450, 451, 452, ~~453~~, and 455

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

Come visit the County's Website at www.co.ba.md.us

RECEIVED JUN 17 1999





Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor
John D. Porcari
Secretary
Parker F. Williams
Administrator

Date: 5.21.99

Ms. Gwen Stephens
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

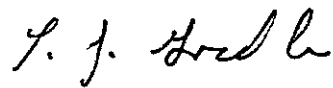
RE: Baltimore County
Item No. 439 JRA

Dear Ms Stephens:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,


for Michael M. Lenhart, Chief
Engineering Access Permits Division

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

**BALTIMORE COUNTY, MD
DEPARTMENT OF PUBLIC WORKS
PERMIT REVIEW FORM**

Date: 02-26-99 Review By: *Suzanne Hale* Phone: 410-887-3452
Applicant Name: Horan, Duane A. T/A: Elza's Concrete
Property Address: 7721 Iroquois Ave Tax Acct #: 19-00-011387
Permit #: ADC Grid:
Tax Map: 111 Grid: 17 Parcel: 98 Lot: 1172

WATER AND SEWER PLAN DESIGNATION

Water: W-1 Sewer: S-1 KeySheet:
Water Drawing: 64-065-3 Sewer Drawing: 26-663

FLOOD INSURANCE RATE MAP

Panel # 240010-555 Zone: A-9 & B
Tidal: X Riverine: Base Flood Elevation: 9

REVIEWERS' NOTES

Existing Dwelling and proposed garage in 100 year floodplain. Base flood elevation is 9 feet. Elevation at proposed garage is 7.7 feet.

Recommend permit approval as noted: Must comply with Floodplain Ordinance 173-93.

RECOMMENDATION

Approve: Approve as Noted: X HOLD:

Must Comply with Baltimore County Code Section 26-243 (*Public Improvements*):

Must Comply with Council Bill 173-93 (*Floodplain Ordinance*): X

Other:

439
99-439-A

BALTIMORE COUNTY
Zoning Administration and Development Management
Baltimore County Flood Plain Management Ordinance

CERTIFICATE OF ACKNOWLEDGEMENT

OWNER/BUILDER : DUANE A. HORAN DATE : _____

BUILDING PERMIT NO. : _____

LOCATION : 7721 IROQUOIS AVE. BALTO. MD. 21219

I HEREBY ACKNOWLEDGE THAT I HAVE BEEN NOTIFIED BY THE BALTIMORE COUNTY DEPARTMENT OF PUBLIC WORKS THAT MY PROPERTY HAS BEEN DETERMINED TO BE IN FLOOD ZONE A IN ACCORDANCE WITH THE "FLOOD INSURANCE RATE MAPS" FOR BALTIMORE COUNTY. AS SUCH, THE LOWEST FLOOR ELEVATION OF THE PROPOSED STRUCTURE OR SUBSTANTIAL IMPROVEMENT, WHICHEVER IS APPROPRIATE, SHALL BE ONE FOOT ABOVE THE "100 YEAR" BASE FLOOD ELEVATION OF 9.4

I ACKNOWLEDGE THAT I WILL BE REQUIRED TO HAVE THE ELEVATION OF THE LOWEST FLOOR OF THE STRUCTURE AND THE ADJACENT GROUND CERTIFIED BY A REGISTERED PROFESSIONAL ENGINEER, SURVEYOR OR ARCHITECT. ALL ELEVATIONS SHALL REFER TO THE BALTIMORE COUNTY METROPOLITAN DATUM.

TOPO. MAP : 0111

EX. GRD. ELEV. : 7.7 FEET.

OWNER AGREES TO SET THE FOLLOWINGS :

FIRST FLOOR ELEVATION = N/A

BASEMENT FLOOR ELEVATION = N/A

Duane A. Horan
OWNER/BUILDER

DATE

NOTE : PRIOR TO RELEASING THE ABOVE NOTED BUILDING PERMIT APPLICATION, THIS ACKNOWLEDGEMENT IS TO BE SIGNED AND RETURNED TO :

ZONING ADMINISTRATION & DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING, ROOM # 109
111 WEST CHESAPEAKE AVENUE, TOWSON, MD. 21204
TO/ATTN. : MR. R. TANGUILIG

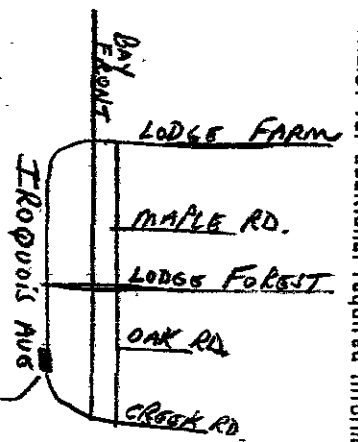
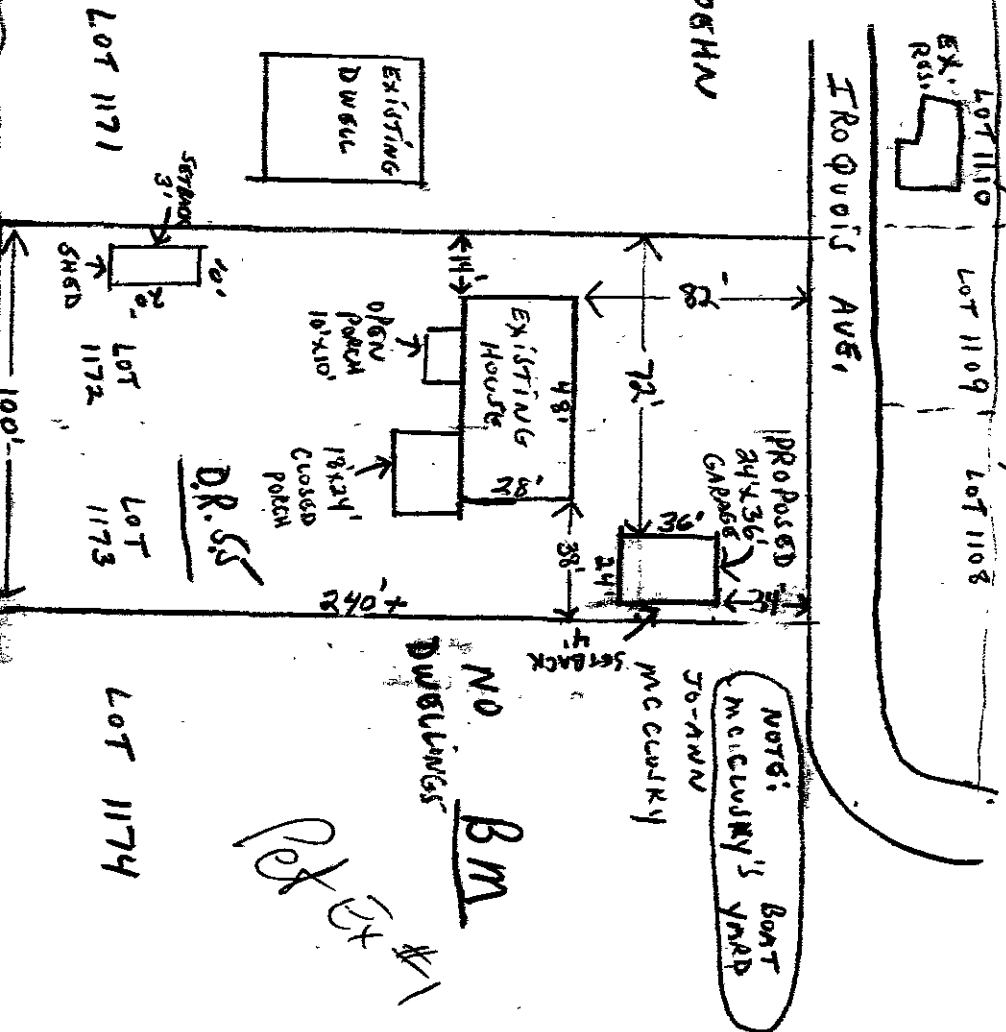
AN ELEVATION CERTIFICATE TO BE COMPLETED BY A REGISTERED PROFESSIONAL ENGINEER, LAND SURVEYOR OR ARCHITECT WILL BE MAILED TO THE OWNER LISTED ON THE PERMIT APPLICATION WHEN THE PERMIT IS ISSUED.

☒ Variance ☐

500 Pages 2 1/2 x 3 1/2 inches

10, lot # 76, section # 1172, lot # 1173

DUNNIE A. HOBAN, JAMES & CARYN HOBAN



LOCATION INFORMATION

Election District: 15

Councilman District: 7

1"=200' scale map#:
S-C-8-L

Zoning: DR, S.5

Lot size: acreage 24684.00
square feet

FLOOD ZONE A

7.7 F>

	public	private
SEWER:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
WATER:	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Yes	<input checked="" type="checkbox"/>	Arabi
No	<input type="checkbox"/>	

Prior Zoning Hearings:

NONE

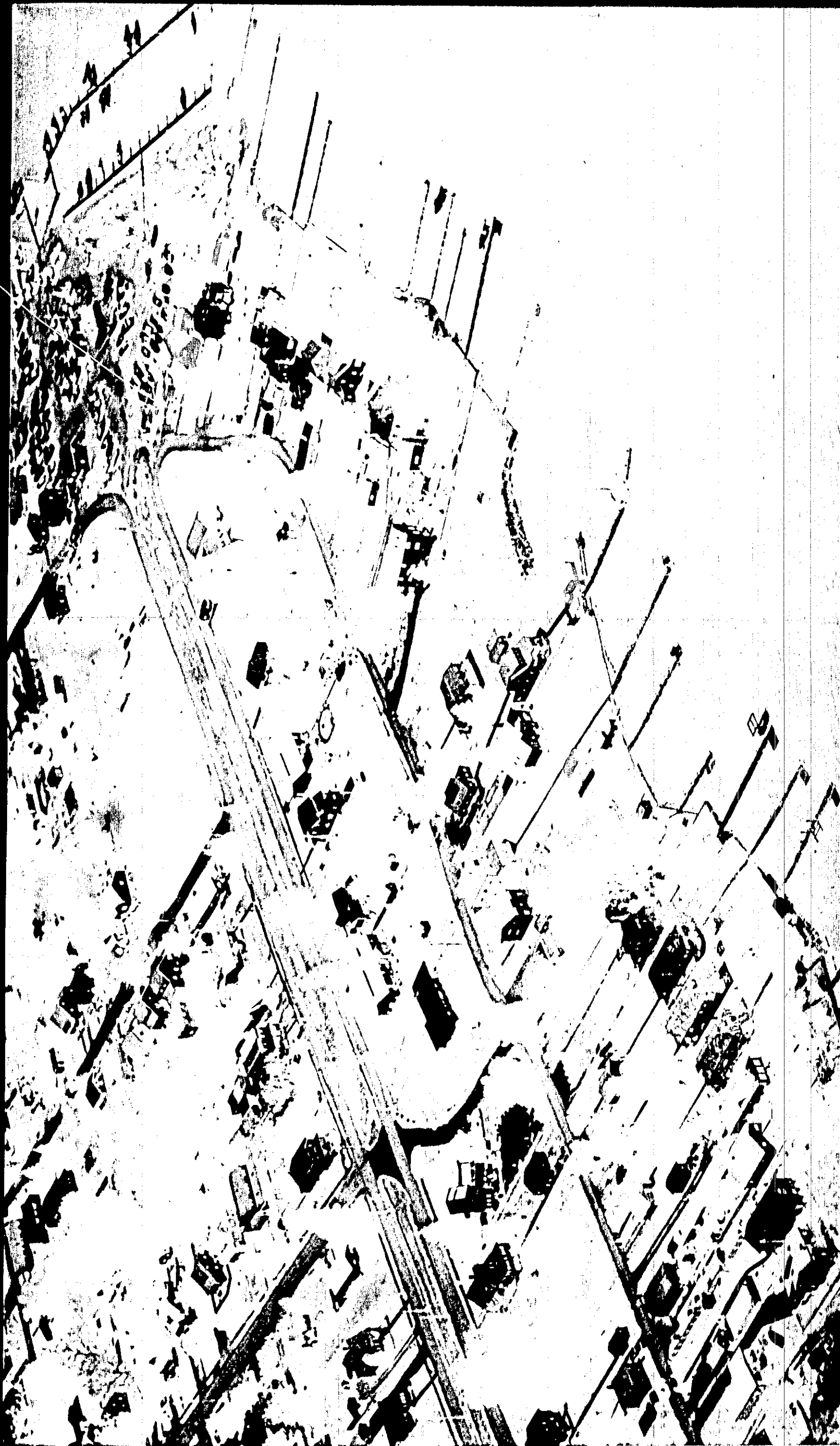
Zoning Office USE ONLY!

reviewed by:	ITEM #:	CASE#:
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5071 439 99-439.1

THIS PHOTO TAKEN IN 1995

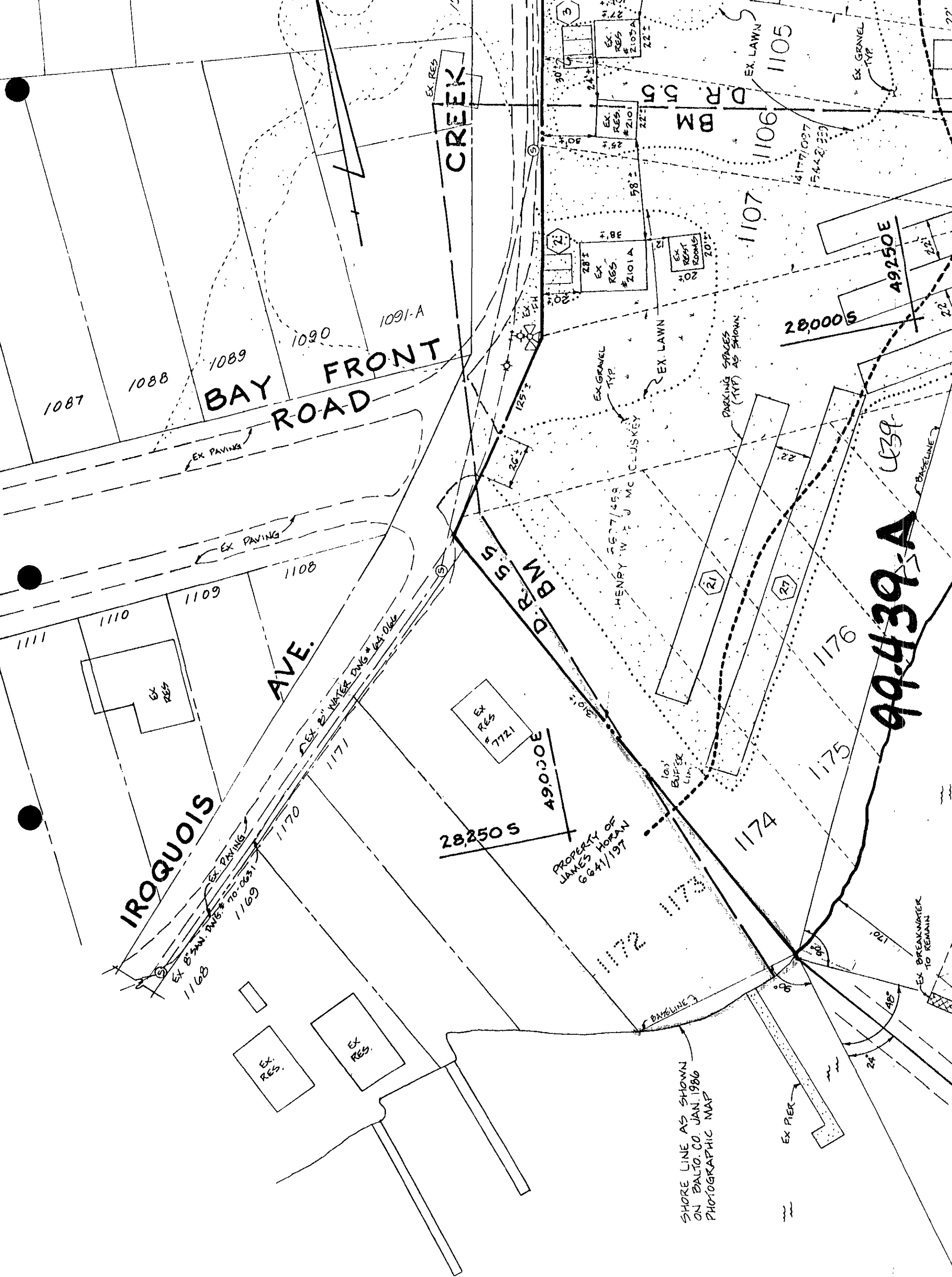
SITE OF PROPOSED CANAL

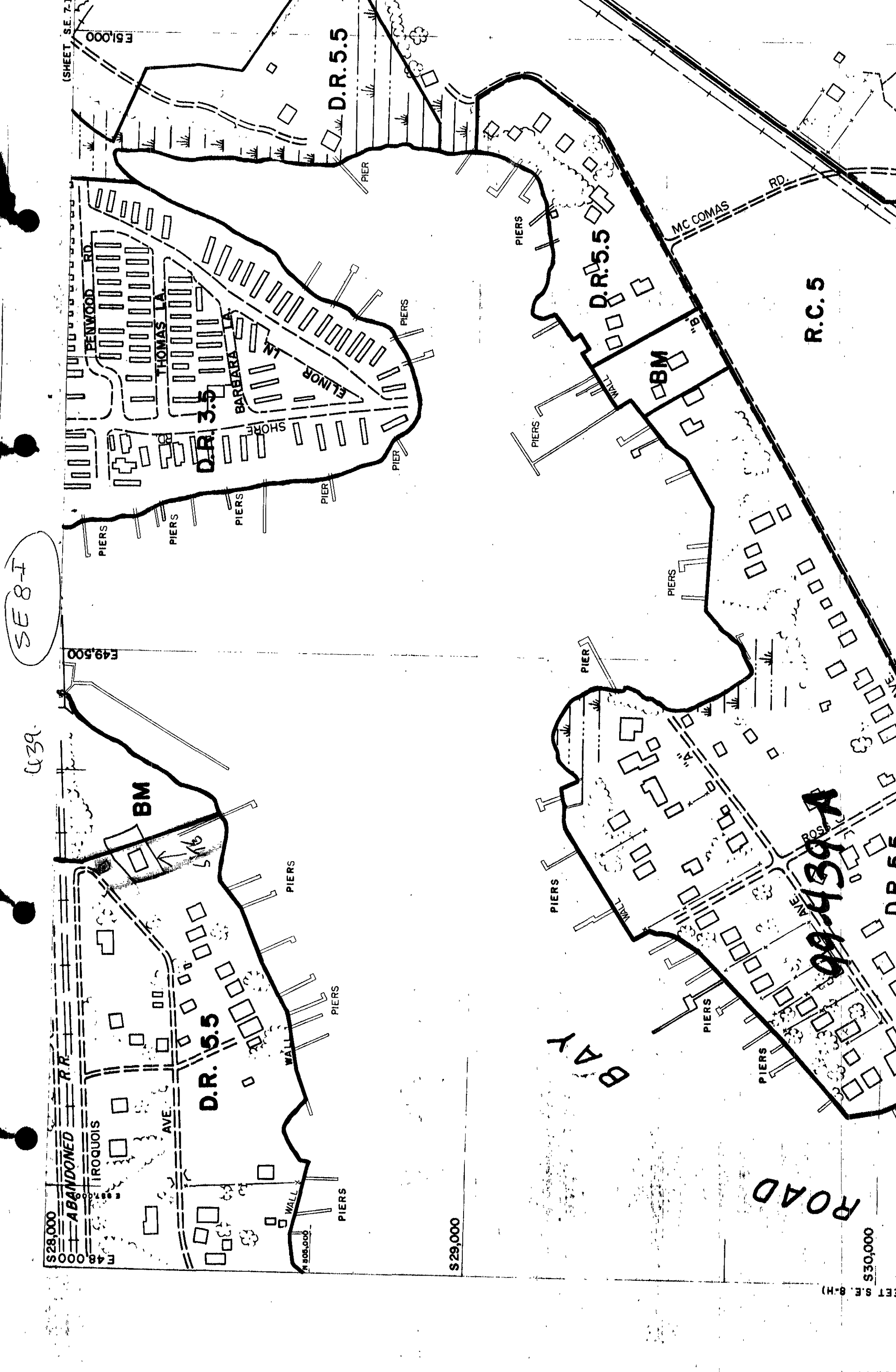


99-439

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439





(SHEET S.E. 7-1)

E51,000

D.R. 5.5

D.R. 5.5

R.C. 5

D.R. 3.5

BM

SE 8-1

Q39.

E49,500

BM

D.R. 5.5

99-439-A

BAY

ROAD

S28,000

ABANDONED R.R.

IROQUOIS

AVE.

WALL

PIERS

PIERS

PIERS

PIERS

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PIER

PIERS

PIERS

PIERS

PIER

PIER

PIERS

PIERS

PIERS

S29,000

S30,000

ET S.E. 8-H)